Department of Planning and Zoning
149 Church Street
Burlington, VT 05401
Telephone:(802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary

TO: Development Review Board
FROM: Scott Gustin
DATE: February 18, 2014
RE: 14-0708CA; 187-191 South Winooski Avenue

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RH Ward: 6

Owners/Representative: Metropark, LLC

Request: Construct two story addition to existing commercial space for four new residential units.

Applicable Regulations:
Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), and Article 8 (Parking)

Background Information:
The applicant is seeking approval to construct a 4-unit, 2-story residential addition to the existing condominium residences at the former Hood Plant. The addition is proposed on top of the "freezer" building immediately to the south of the copper clad condominium building. No site changes are proposed, and the exiting building footprint will remain unchanged. The 4 residential units are permitted in the RH zone, and sufficient onsite parking is available.

Previous zoning actions for this property are listed below.
- 1/6/06, Approval to convert art studio space to 1 new dwelling unit
- 12/9/05, Approval of parallel corner sign
- 11/14/05, Denial to defer inclusionary housing requirement
- 10/4/05, As-built amendments to 9-unit condominium building
- 3/15/04, Amendment approval for 9-unit condominium building
- 9/25/03, Approval of 9-unit condominium building

Recommendation: **Consent Approval** as per, and subject to, the following findings and conditions:

I. Findings

Article 4: Maps & Districts
Sec. 4.4.5, Residential Districts:
(a) Purpose

(5) Residential High Density (RH)
The subject property is located in the RH zone. This zone is primarily intended for high density attached multi-family development. The existing condominiums are consistent with this intent. The proposed 4-unit addition is simply an extension of this multi-family development. Impacts on municipal services are expected to be minor and will be offset by impact fees paid on the net new square footage of the development. **(Affirmative finding as conditioned)**

(b) Dimensional Standards & Density
There are presently 9 residential units on the 1+ acre property. The additional 4 units will total 13; well below the residential density limit of 40 units/acre in the RH zone.

Lot coverage is presently nonconforming at 98%. No change in coverage is included in this proposal.

The proposed addition will be constructed on top of an existing single story building and will not change the existing setbacks. The footprint of the existing "freezer" building is 5' from the eastern side property line, whereas a 7' setback applies (based on average correlating side yard setback of neighboring properties). The proposed addition will be constructed within this setback, but the degree of encroachment will not increase (see Sec. 5.3.5 below). The front and other side yard setbacks are compliant. As this property is a corner lot, there is no rear yard.

The maximum building height in the RH zone is 35'. The proposed addition is 28' tall.
(Affirmative finding)

(c) Permitted & Conditional Uses
The proposed multi-family addition is a permitted use in the RH zone. **(Affirmative finding)**

(d) District Specific Regulations
1. Setbacks
Not applicable.

2. Height
Not applicable.

3. Lot Coverage
Not applicable.

4. Accessory Residential Structures and Uses
Not applicable.

5. Residential Density
Not applicable.

6. Uses
Not applicable.

7. Residential Development Bonuses
Not applicable.

Article 5: Citywide General Regulations
Sec. 5.2.3, Lot Coverage Requirements
See Section 4.4.5 (b) above.

Sec. 5.2.4, Buildable Area Calculation
This criterion does not apply to properties in the RH zone.

Sec. 5.2.5, Setbacks
See Section 4.4.5 (b) above.

Sec. 5.2.6, Building Height Limits
See Section 4.4.5 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations
See Section 4.4.5 (b) above.

Sec. 5.3.4, Nonconforming Uses
(a) Changes and Modifications
As noted under Sec. 4.4.5 (b), the existing building encroaches into the minimum side yard setback. This criterion, as most recently amended July 15, 2013 (ZA-13-05), allows for an increase in height subject to certain limitations. The proposed addition will be constructed within the existing building footprint. It will not encroach into the side yard setback any more than the existing structure.

i) *Be subject to conformance with all other dimensional requirements (i.e. height, lot coverage, density, and intensity of development);*
The new addition complies with all other dimensional requirements. The front yard setback is compliant, lot coverage remains unchanged, and the height is below the 35' maximum. **(Affirmative finding)**

ii) *Not have an undue adverse impact on adjoining properties or any public interest that would be protected by maintaining the existing setbacks; and,*
Shadows cast by the addition will primarily affect the adjacent condo building on the same property. The addition is set relatively far back from the public street and associated public infrastructure. As the proposed addition is modest in scale, no undue adverse impact is anticipated. **(Affirmative finding)**

iii) *Be compatible with the character and scale of surrounding structures.*
As noted in Article 6 below, the proposed addition is compatible with the character and scale of surrounding structures. The construction is a moderately-scaled addition to the existing condominium complex and fits within the framework of the established built environment. **(Affirmative finding)**

Sec. 5.5.1, Nuisance Regulations
Nothing in the proposal appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

New outdoor lighting is proposed and will be used to illuminate building entries, walkways, and stairs. An acceptable cutoff LED fixture is proposed. **(Affirmative finding)**

Article 6: Development Review Standards:
Part 1, Land Division Design Standards
Not applicable.

Part 2, Site Plan Design Standards
Not applicable.

Part 3, Architectural Design Standards
Sec. 6.3.2, Review Standards
(a) Relate development to its environment:

1. Massing, Height and Scale:
The massing of the proposed addition is similar to that of the existing condominium structure; however, it is roughly half the existing building's scale. As related to neighboring residences, the addition is smaller than most and clearly fits within the established range of structures along this section of South Winooski Avenue. As noted previously, the addition is just 2 stories tall as viewed from South Winooski Avenue and is significantly shorter than the existing condo building. **(Affirmative finding)**

2. Roofs and Rooflines.
The addition incorporates two distinct roof forms: a slightly pitched shed roof in back and an irregular inverted gable roof in front. This unique arrangement complements the contemporary appearance of the addition and the neighboring condo building. No rooftop equipment is proposed. **(Affirmative finding)**

3. Building Openings
The existing condominium building is clearly oriented eastward towards South Winooski Avenue. The proposed addition, while attached, is located behind the neighboring building to the south along South Winooski Avenue. As a result, the addition is oriented westward. Windows and entries are stylistically similar and are consistently applied throughout the new addition. **(Affirmative finding)**

(b) Protection of Important Architectural Resources:
The existing "freezer" building upon which the addition will be constructed is not historically significant, nor is the relatively new condo building adjacent to it. Homes on neighboring properties are historically significant; however, the proposed addition is moderately scaled and set apart from them. The addition will not have an undue adverse impact on these historic resources. **(Affirmative finding)**

(c) Protection of Important Public Views:
There are no important public views from or through this property. It is not located along an identified view corridor. Important public views along such corridors will be unaffected by this proposal. **(Affirmative finding)**

(d) Provide an active and inviting street edge:
Not applicable – the addition will not be located along a street edge.

(e) Quality of materials:
The proposed addition will be clad in fiber cement panels and metal siding (flat panel and ribbed). The existing "freezer" building will have new ribbed metal siding and glazing installed. Fiberglass windows will be installed throughout. Wooden stairs and railing are proposed. Pressure treated wood is not noted and would be unacceptable. Roofing material is not specified and must be. These materials are of reasonable quality and durability. **(Affirmative finding as conditioned)**

(f) Reduce energy utilization:
The new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. **(Affirmative finding as conditioned)**

(g) Make advertising features complementary to the site:
Not applicable – none proposed.

(h) Integrate infrastructure into the building design:
New mechanical equipment is limited to minisplit condensers on the lower roof. As proposed, they should be minimally visible. Existing trash and recycling infrastructure will serve the addition. No information has been provided relative to mail boxes for the new units and must be. Any new utility lines serving the addition must be buried. Note that the additional dwelling units will require a VT wastewater permit and associated capacity letter from the Department of Public Works. **(Affirmative finding as conditioned)**

(i) Make spaces secure and safe:
The addition will be required to meet all applicable egress standards, and comply with all applicable building and life safety code as defined by the building inspector and the fire marshal. **(Affirmative finding as conditioned)**

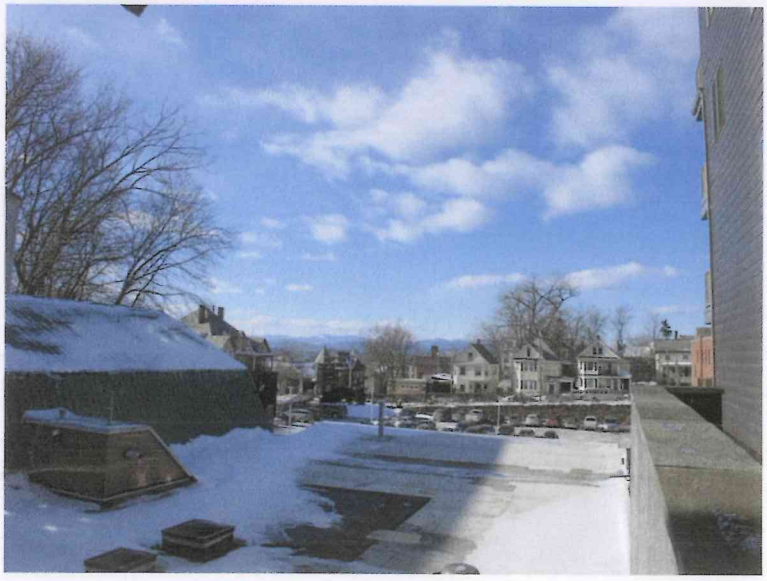
Article 8: Parking
Sec. 8.1.8, Minimum Off-Street Parking Requirements
The subject property is located in the Neighborhood Parking District and requires 2 parking spaces per dwelling unit. The property contains 100 spaces. The condo building was approved with an 8-space parking waiver for 9 residential units. Only 8 units were actually built. While separate from the condominium association, a subsequent studio space-to-dwelling unit conversion brought the total onsite residential unit count to 9. The zoning permit approval for the additional residential unit included 1 additional parking space for a total of 9.

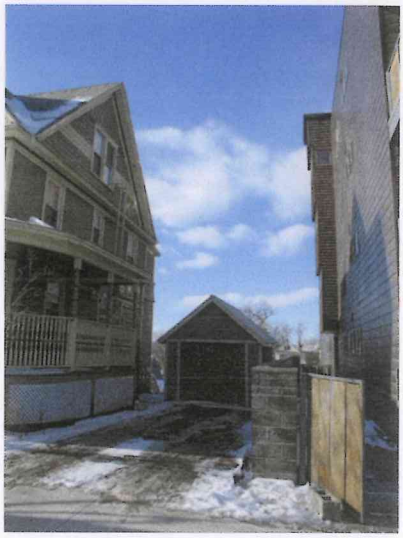
No parking waiver is sought in this application. The 4 new dwelling units will require an additional 8 parking spaces for a total of 17. These spaces will be reserved for the new dwelling units from the onsite pool of monthly leased parking spaces. **(Affirmative finding)**

Sec. 8.2.5, Bicycle Parking Requirements
The four new residential units would require 1 long term bike parking space and 0 short term spaces. Therefore, per Sec. 8.2.3, *Existing Structures*, it is exempt from the bike parking standards of this criterion. **(Affirmative finding)**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, the applicant shall obtain written verification of adequate wastewater capacity from the Department of Public Works.
2. **Prior to release of the zoning permit**, information relative to roofing material and mail boxes for the new addition shall be submitted, subject to staff review and approval.
3. At least **7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Planning & Zoning Department the impact fee as calculated by staff based on the net new square footage of the proposed development.
4. A State of Vermont wastewater permit is required.
5. All new utility lines shall be buried.
6. The proposed structure shall comply with Burlington's current energy efficiency standards and with Burlington's current egress requirements as established by Burlington Electric Department and Burlington Public Works, respectively.
7. Standard permit conditions 1 -15.





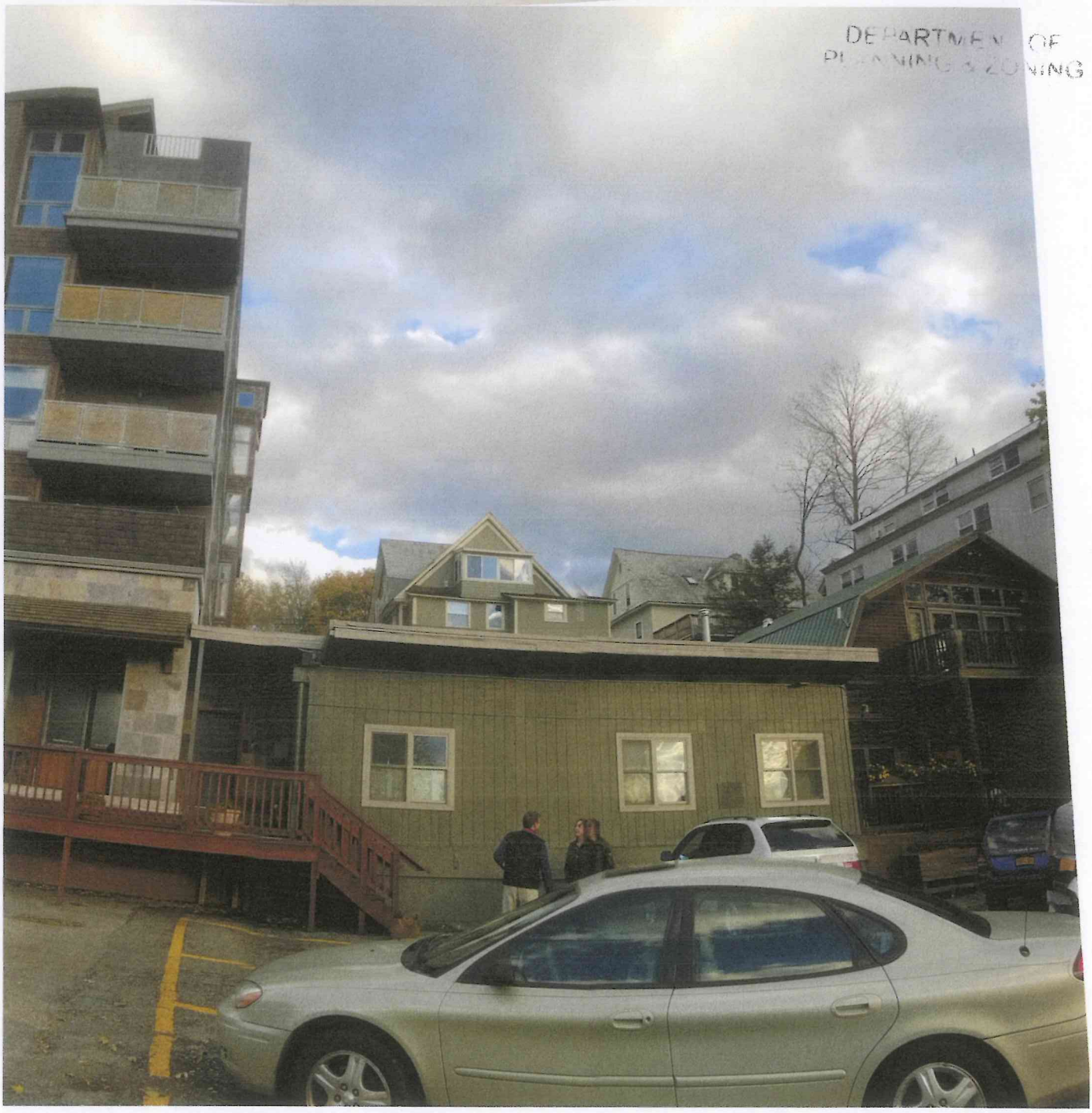
East View of Hood Plant Freezer

"Freezer Project"

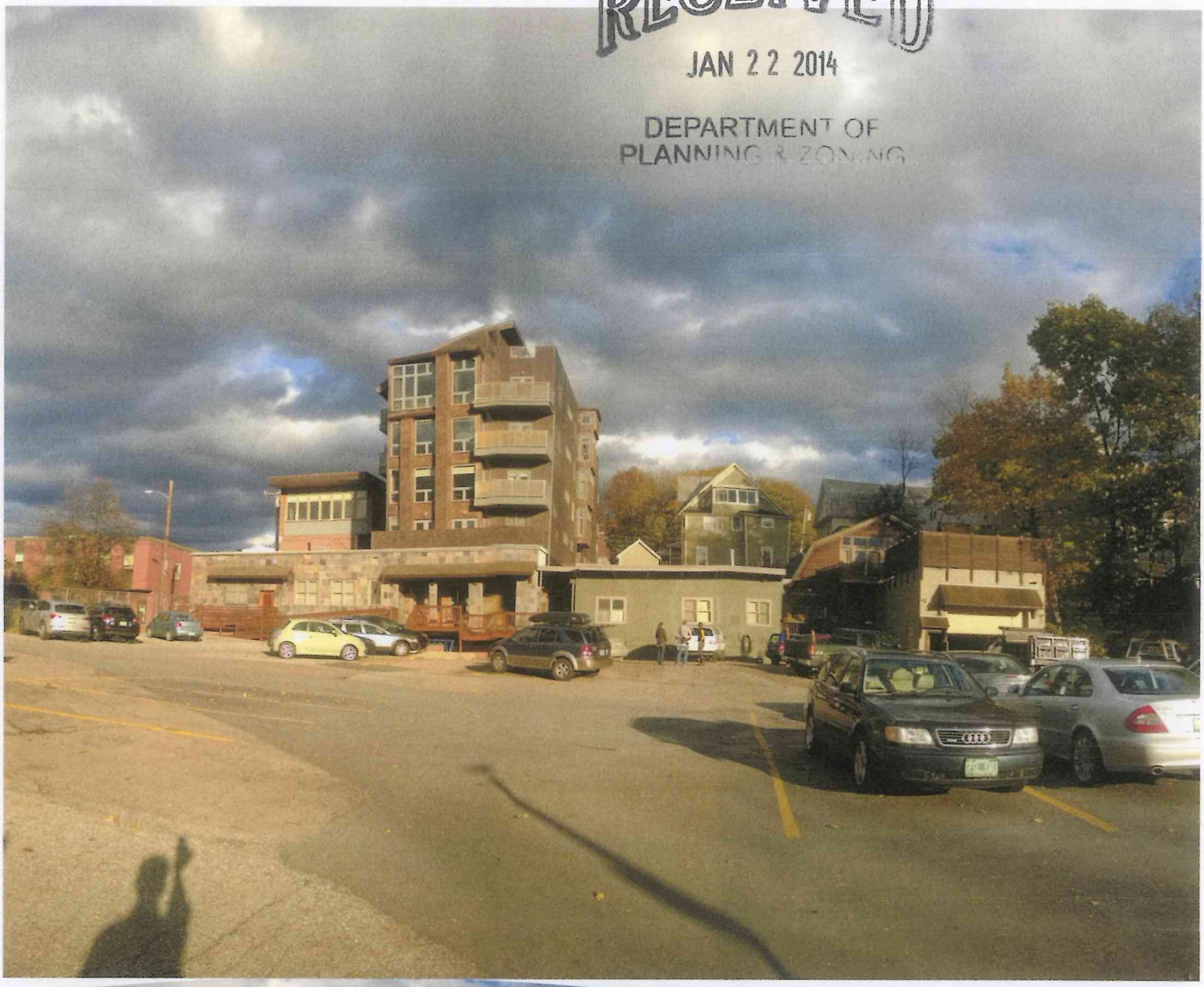
The Hood Plant

Metropark LLC

2014 01 28



West

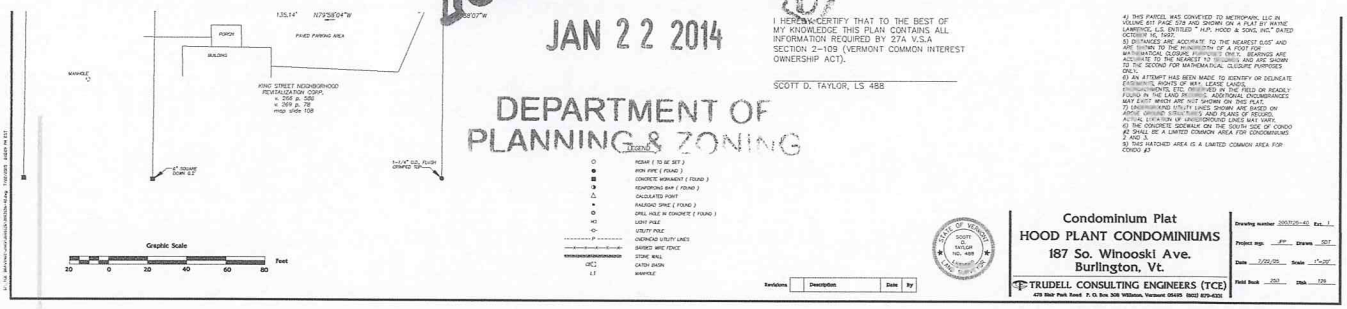


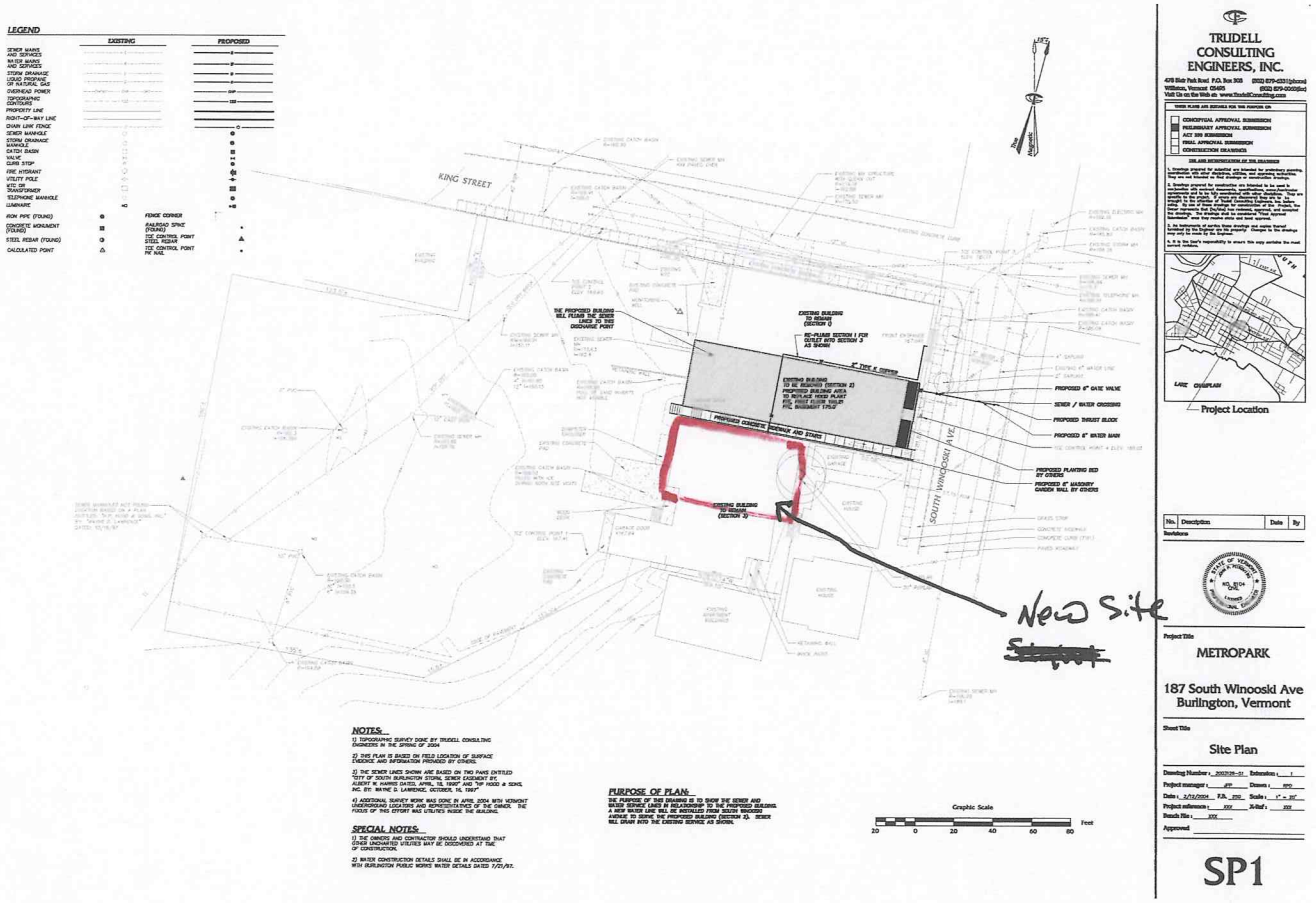
West

RECEIVED

JAN 22 2014

DEPARTMENT OF PLANNING & ZONING





PDF

PDF

THE FREEZER....pdf (751 KB)13-24-Hood....pdf (57.3 KB)

3. TESTING SEWERS

4. TESTING MANHOLES

Sewer Details

D1

LEGEND

EXISTING

SEWER MAINS AND SERVICES
WATER MAINS AND SERVICES
STORM DRAINAGE
GAS LINE & GAS LINE CUT OFF
OVERHEAD POWER
CONTOURS
PROPERTY LINE
RIGHT-OF-WAY LINE
CHAIN LINK FENCE
SEWER MANHOLE
STORM DRAINAGE MANHOLE
CATCH BASIN
VALVE
GUIDE STICK
GAS APPARATUS
UTILITY POLE
GUY WIRE
TELEPHONE MANHOLE
LUMINAIRE
IRON PIPE (FOUND)
CONCRETE MONUMENT (FOUND)
STEEL REBAR (FOUND)
CALCULATED POINT

KING STREET
SOUTH WINOOSKI AVE.
CHURCH STREET
BUILDING
CONCRETE PAD
MONITORING WELL
LOADING DOCK
GARAGE
HOUSE
APARTMENT BUILDING
GRASS STRIP
CONCRETE SIDEWALK
CONCRETE CURB (TYP.)
PAVED ROADWAY
FRONT ENTRANCE
TIE CONTROL POINT 1 ELEV. 102.41
TIE CONTROL POINT 2 ELEV. 100.65
TIE CONTROL POINT 3 ELEV. 99.27
TIE CONTROL POINT 4 ELEV. 102.02
APPROXIMATE BOUNDARY LINE FOR ALL ADJOINERS BASED ON TAX MAPS (NOT BASED ON BOUNDARY SURVEY)

Graphic Scale
20 0 20 40 60 80 Feet

METROPARK

THE PROJECT PROPOSES CONSTRUCTING A NEW TWO BEDROOM UNITS IN A FIVE STORY BUILDING. THE PROJECT WILL ALSO INCLUDE SEVERAL IMPROVEMENTS TO THE EXISTING FOOT OF STANDARD, LLC. THE APPLICANT IS NOT PROPOSING ANY CHANGE IN THIS USE.

SEPTIC FLOW: 5 UNITS X 2 BEDROOMS/UNIT x 150 GPD = 2400 GPD
TOR REDUCTION: 2400 GPD x 0.8 = 2160 GPD

TRUDELL CONSULTING ENGINEERS, INC.
478 Blair Park Road P.O. Box 308 (802) 879-4280 (phone)
Williston, Vermont 05495 (802) 879-4288 (fax)
Visit Us on the Web at: www.TrudellConsulting.com

THESE PLANS ARE RELEASED FOR THE PURPOSE OF:
CONCEPTUAL APPROVAL SUBMISSION
PRELIMINARY APPROVAL SUBMISSION
SITE PLAN SUBMISSION
FINAL APPROVAL SUBMISSION
CONSTRUCTION DRAWINGS

Project Location

No.	Description	Date	By
Revisions			

Project Title
METROPARK

187 South Winooski Ave
Burlington, Vermont

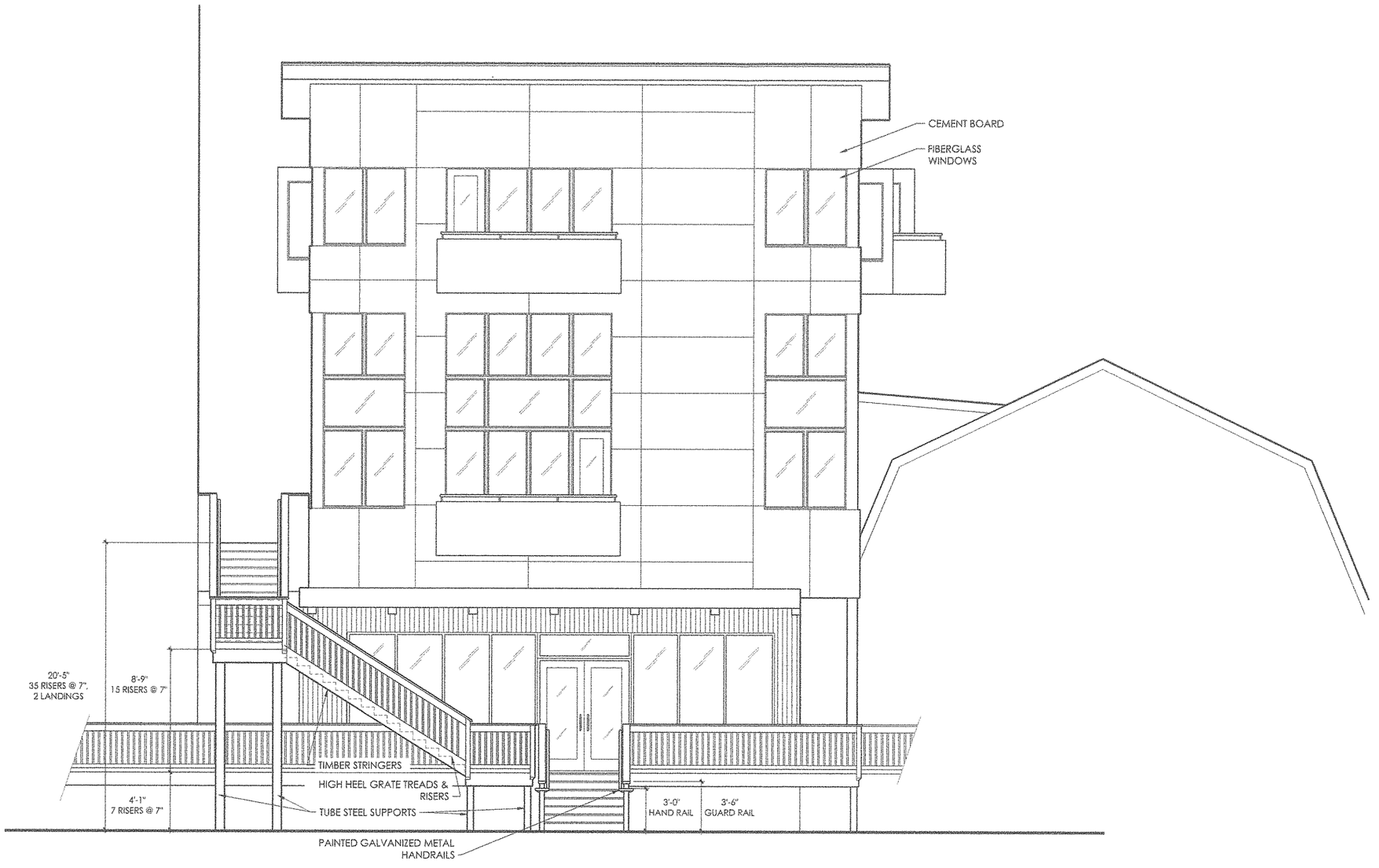
Sheet Title
EXISTING CONDITIONS

EC1

KING STREET
CHURCH STREET
SOUTH WINOOSKI AVENUE
TELECOM PLAZA ASSOC., LP
CONDO #1
CONDO #2
CONDO #3
THE OMEGA
THE DUKE
257 MAPLE ST. PARTNERSHIP
PROJECT LOCATION

BURLINGTON CITY CLERK'S OFFICE
RECEIVED FOR RECORD
AD. 20__
at ____ O'clock ____ M'clock ____ M
and recorded in plat Range # ____
Attest: ____ City Clerk

THIS PLAT IS BASED ON THE FOLLOWING:
1) 21 PLATS RECORDED IN THE CITY OF BURLINGTON LAND RECORDS.
2) A CLOSED FIELD TRAVERSE CONDUCTED WITH A TOTAL STATION ON 1/13/2014. BEARINGS ARE BASED ON MAGNETIC NORTH AS OBSERVED AT LEE OF THE TRAVERSE.
3) MONUMENTS SET ARE NO. 5 REINFORCING BARS WITH ALUMINUM CAPS STAMPED "TRUDELL CONSULTING ENGINEERS, LS 433"



1 WEST ELEVATION

Scale: 1/4" = 1'0"

concept design only

Smith Buckley Architects
431 Pine Street, Suite 210
Burlington, Vermont 05401
(802) 540-0323

STRUCTURAL ENGINEER:
x
x
x
x
x

MECHANICAL AND ELECTRICAL ENGINEER:

-DESIGN BUILD-

THE FREEZER RENOVATIONS & ADDITIONS

HOOD PLANT APARTMENTS
193 S. WINOOSKI AVE.
BURLINGTON, VERMONT 05401

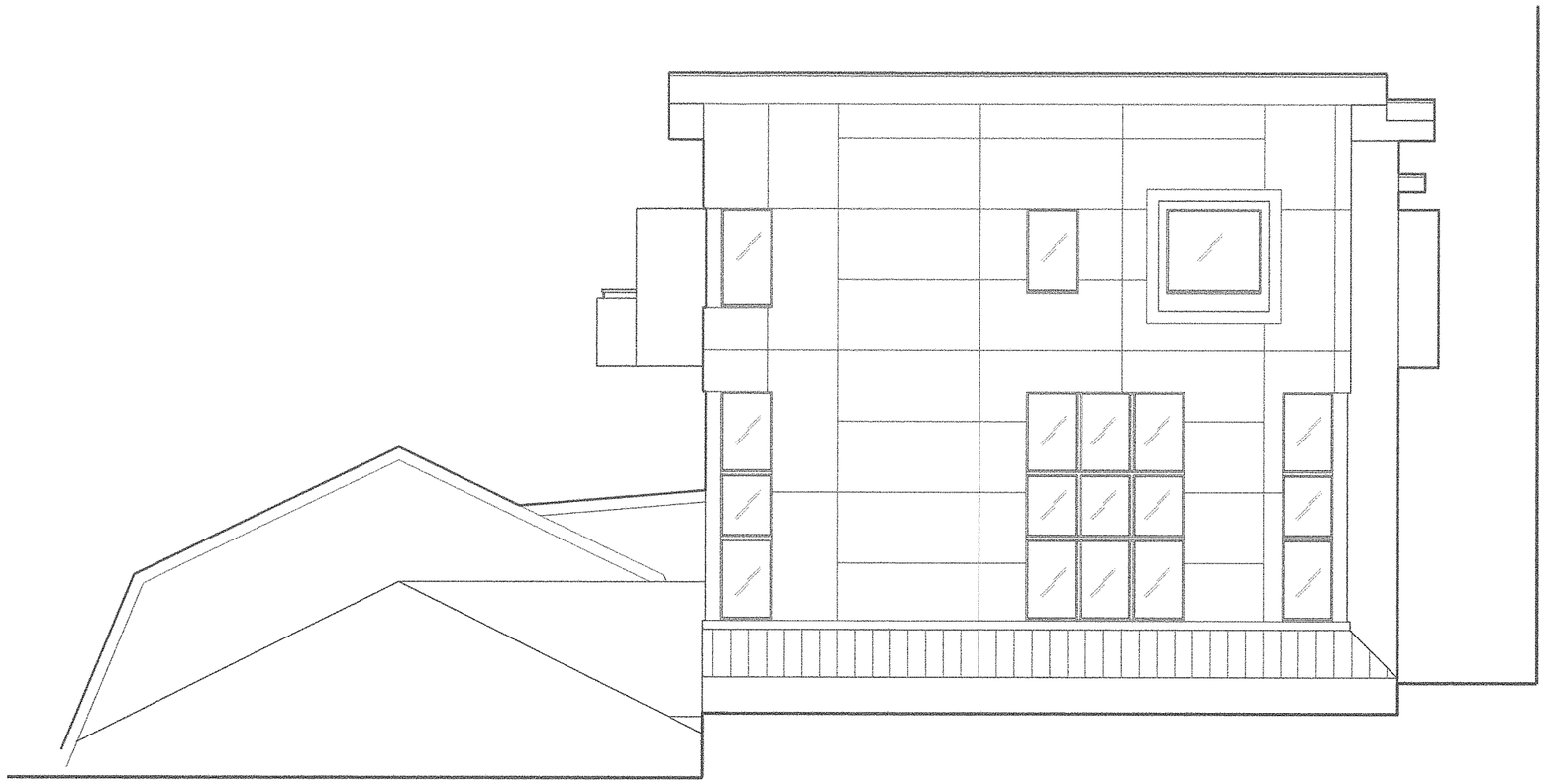
REV NUMBER	REV DATE	DESCRIPTION

CONCEPT DRAWINGS

ELEVATION

SCALE: AS NOTED
DATE: Jan. 28, 2014

A121



1 EAST ELEVATION

Scale: 1/4" = 1'0"

concept design only

Smith Buckley Architects
431 Pine Street, Suite 210
Burlington, Vermont 05401
(802) 540-0323

STRUCTURAL ENGINEER:
×
×
×
×
×

MECHANICAL AND
ELECTRICAL ENGINEER:

DESIGN BUILD:

THE FREEZER
RENOVATIONS &
ADDITIONS

HOOD PLANT APARTMENTS
193 S. WINOOSKI AVE.
BURLINGTON, VERMONT 05401

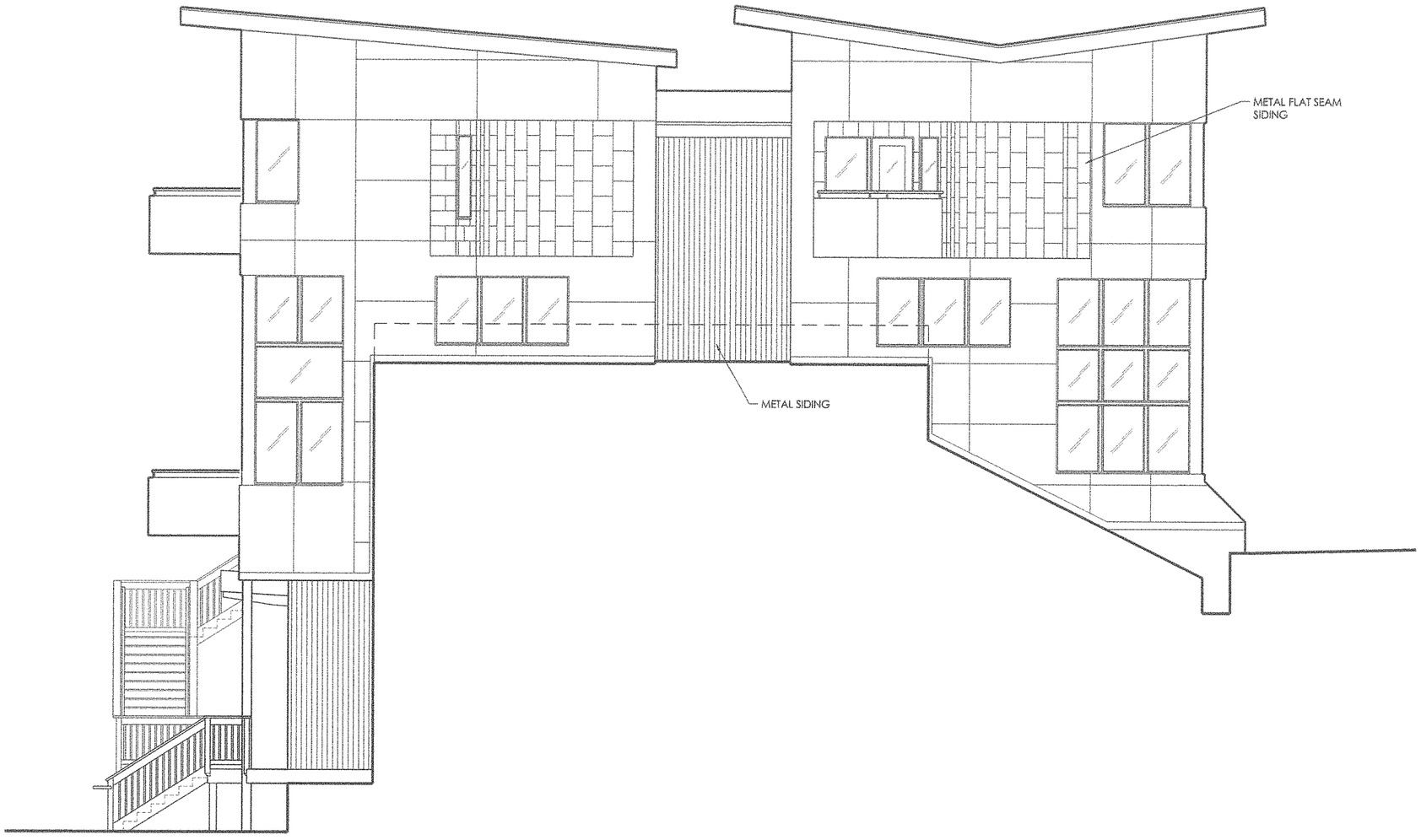
REV NUMBER	REV DATE	DESCRIPTION

CONCEPT DRAWINGS

ELEVATION

SCALE: AS NOTED
DATE: Jan. 28, 2014

A124



1 SOUTH ELEVATION

Scale: 1/4" = 1'0"

concept design only

Smith Buckley Architects
431 Pine Street, Suite 210
Burlington, Vermont 05401
(802) 540-0323

STRUCTURAL ENGINEER:
x
x
x
x
x

MECHANICAL AND ELECTRICAL ENGINEER:

-DESIGN BUILD-

THE FREEZER
RENOVATIONS & ADDITIONS
HOOD PLANT APARTMENTS
193 S. WINOOSKI AVE,
BURLINGTON, VERMONT 05401

REV NUMBER	REV DATE	DESCRIPTION

CONCEPT DRAWINGS

ELEVATION

SCALE: AS NOTED
DATE: Jan. 28, 2014

A120

1 NORTH ELEVATION

Scale: 1/4" = 1'0"

concept design only

Smith Buckley Architects
431 Pine Street, Suite 210
Burlington, Vermont 05401
(802) 540-0323

STRUCTURAL ENGINEER:
×××
×××
×××

MECHANICAL AND
ELECTRICAL ENGINEER:

-DESIGN BUILD-

THE FREEZER
RENOVATIONS & ADDITIONS

HOOD PLANT APARTMENTS
193 S. WINOOSKI AVE,
BURLINGTON, VERMONT 05401

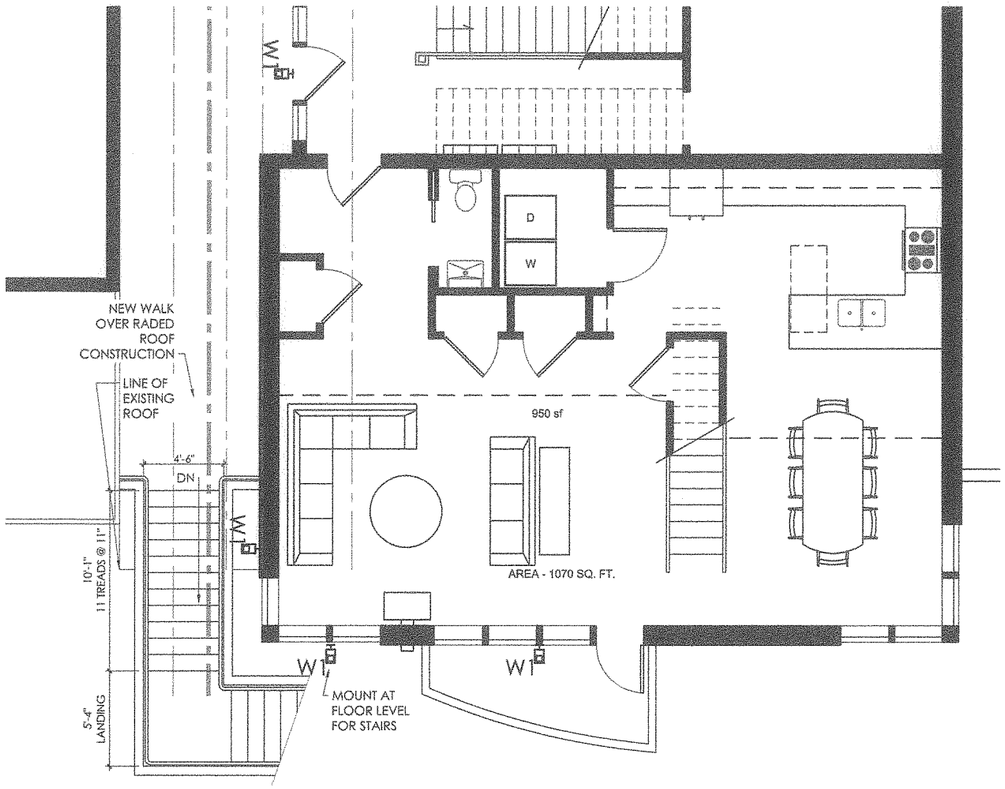
REV NUMBER	REV DATE	DESCRIPTION

CONCEPT DRAWINGS

ELEVATION

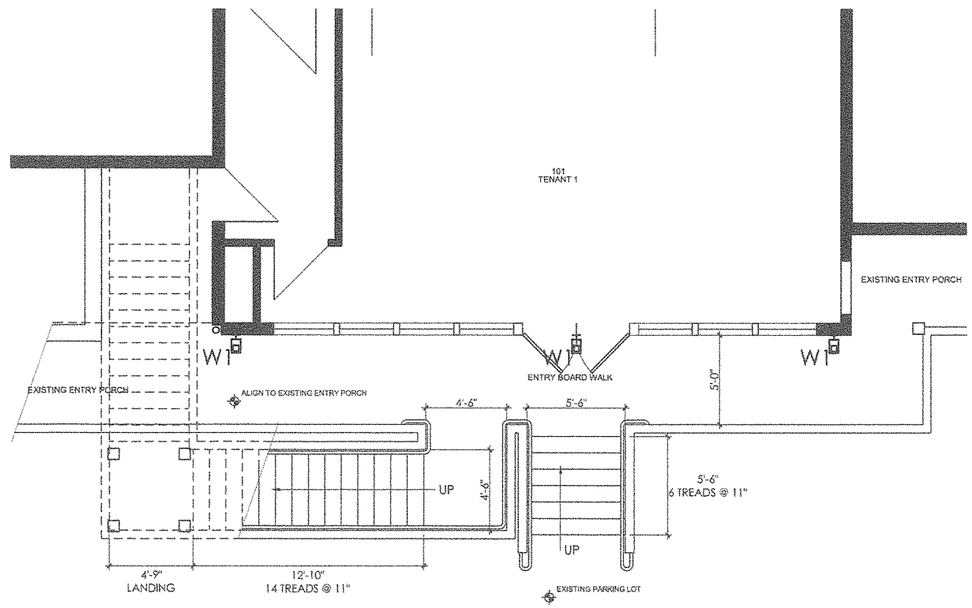
SCALE: AS NOTED
DATE: Jan. 28, 2014

A123



1 GROUND LEVEL PLAN

Scale: 1/4" = 1'0"



2 PARKING LEVEL PLAN

Scale: 1/4" = 1'0"

concept design only

Smith Buckley Architects
431 Pine Street, Suite 210
Burlington, Vermont 05401
(802) 540-0323

STRUCTURAL ENGINEER:
X
X
X
X
X
X

MECHANICAL AND ELECTRICAL ENGINEER:

DESIGN BUILD:

THE FREEZER
RENOVATIONS & ADDITIONS
HOOD PLANT APARTMENTS
193 S. WINOOSKI AVE.
BURLINGTON, VERMONT 05401

REV NUMBER	REV DATE	DESCRIPTION

CONCEPT DRAWINGS

EXTERIOR STAIR

SCALE: AS NOTED
DATE: Jan. 28, 2014

A130

less than 5'
1hr fire-resitance
15% open area

greater than 5' less than 1
1hr fire-resitance
~~25% open area~~

W1

W

D

950 sf

AREA - 1070 SQ. FT.

NEW WALK OVER RADED ROOF CONSTRUCTION

LINE OF EXISTING ROOF

4'-6" DN

10'-1" 11 TREADS @ 11"

5'-4" LANDING

MOUNT AT FLOOR LEVEL FOR STAIRS

1 1ST FLOOR PLAN

Scale: 1/4" = 1'0"

OPEN TO BELOW

AREA - 578 SQ. FT.

AREA - 562 SQ. FT.

NEW OVERBUILD ROOF

NEW AIR-SOURCE HEAT PUMPS

2 2ND FLOOR PLAN

Scale: 1/4" = 1'0"

concept design only

Smith Buckley Architects
431 Pine Street, Suite 210
Burlington, Vermont 05401
(802) 540-0323

STRUCTURAL ENGINEER:
X
X
X
X
X

MECHANICAL AND ELECTRICAL ENGINEER:
-DESIGN BUILD-

THE FREEZER RENOVATIONS & ADDITIONS

HOOD PLANT APARTMENTS
193 S. WINOOSKI AVE.
BURLINGTON, VERMONT 05401

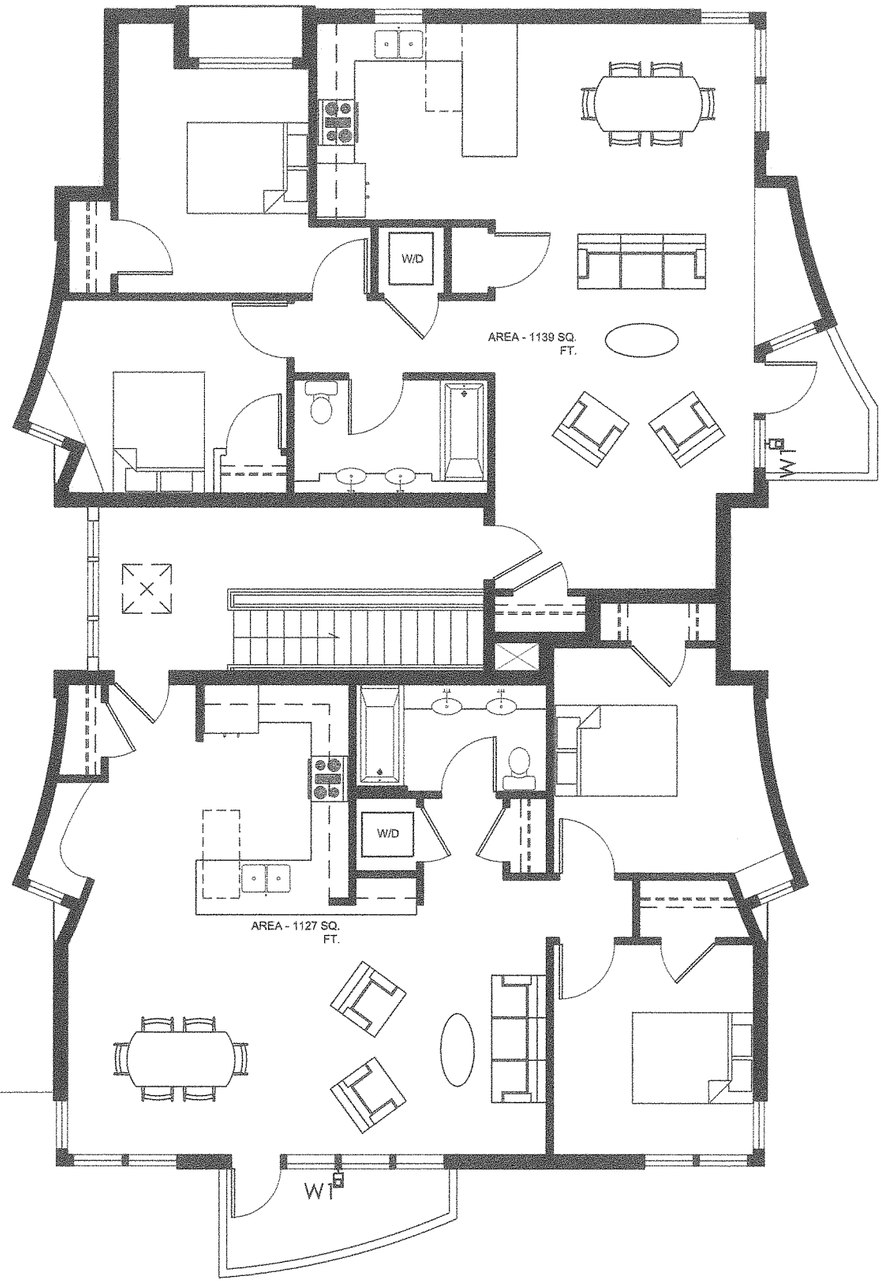
REV NUMBER	REV DATE	DESCRIPTION

CONCEPT DRAWINGS

FLOOR PLANS

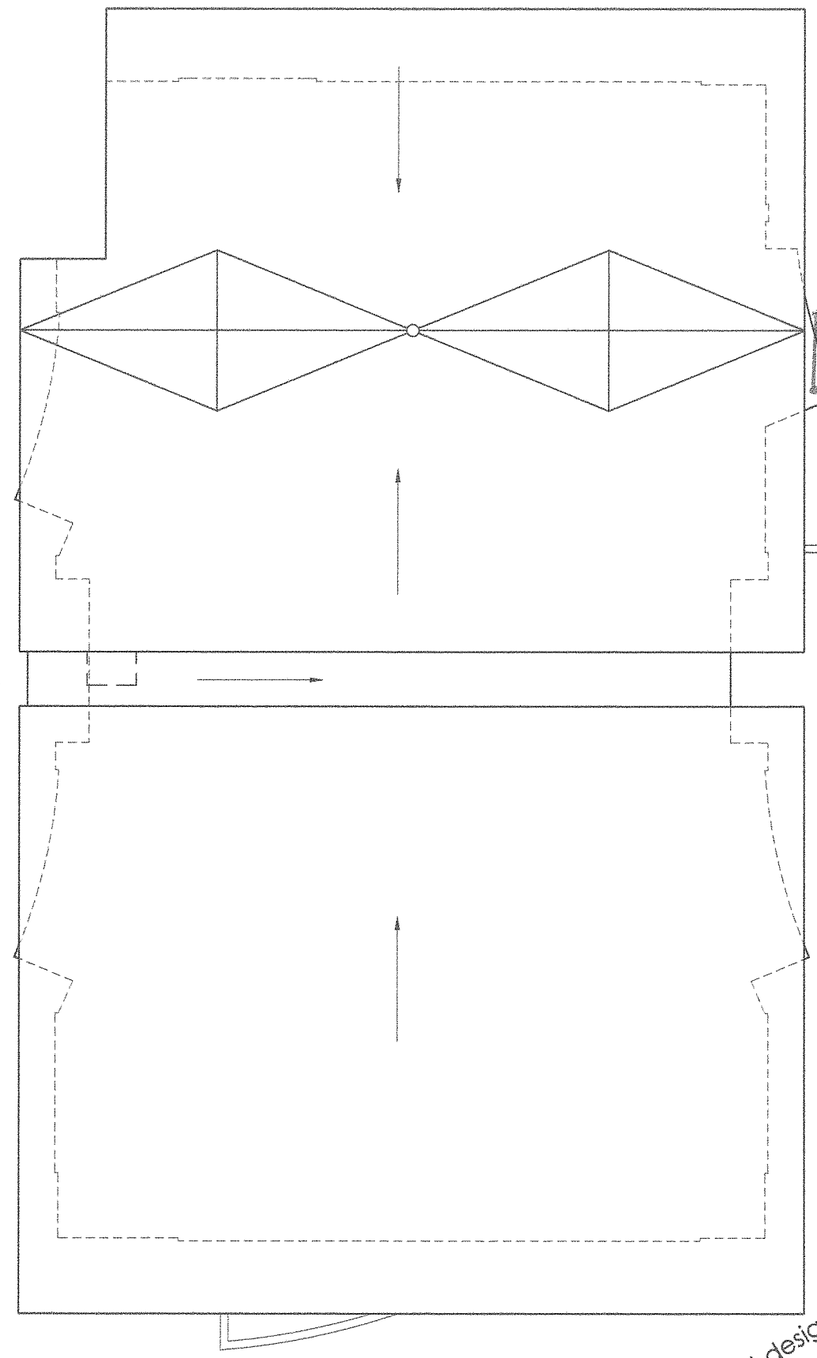
SCALE: AS NOTED
DATE: Jan. 28, 2014

A100



1 LEVEL 3 PLAN

Scale: 1/4" = 1'0"



2 ROOF PLAN

Scale: 1/4" = 1'0"

concept design only

Smith Buckley Architects
431 Pine Street, Suite 210
Burlington, Vermont 05401
(802) 540-0323

STRUCTURAL ENGINEER:
×
×××
×××
×

MECHANICAL AND ELECTRICAL ENGINEER:

-DESIGN BUILD-

THE FREEZER
RENOVATIONS & ADDITIONS

HOOD PLANT APARTMENTS
193 S. WINOOSKI AVE,
BURLINGTON, VERMONT 05401

REV NUMBER	REV DATE	DESCRIPTION

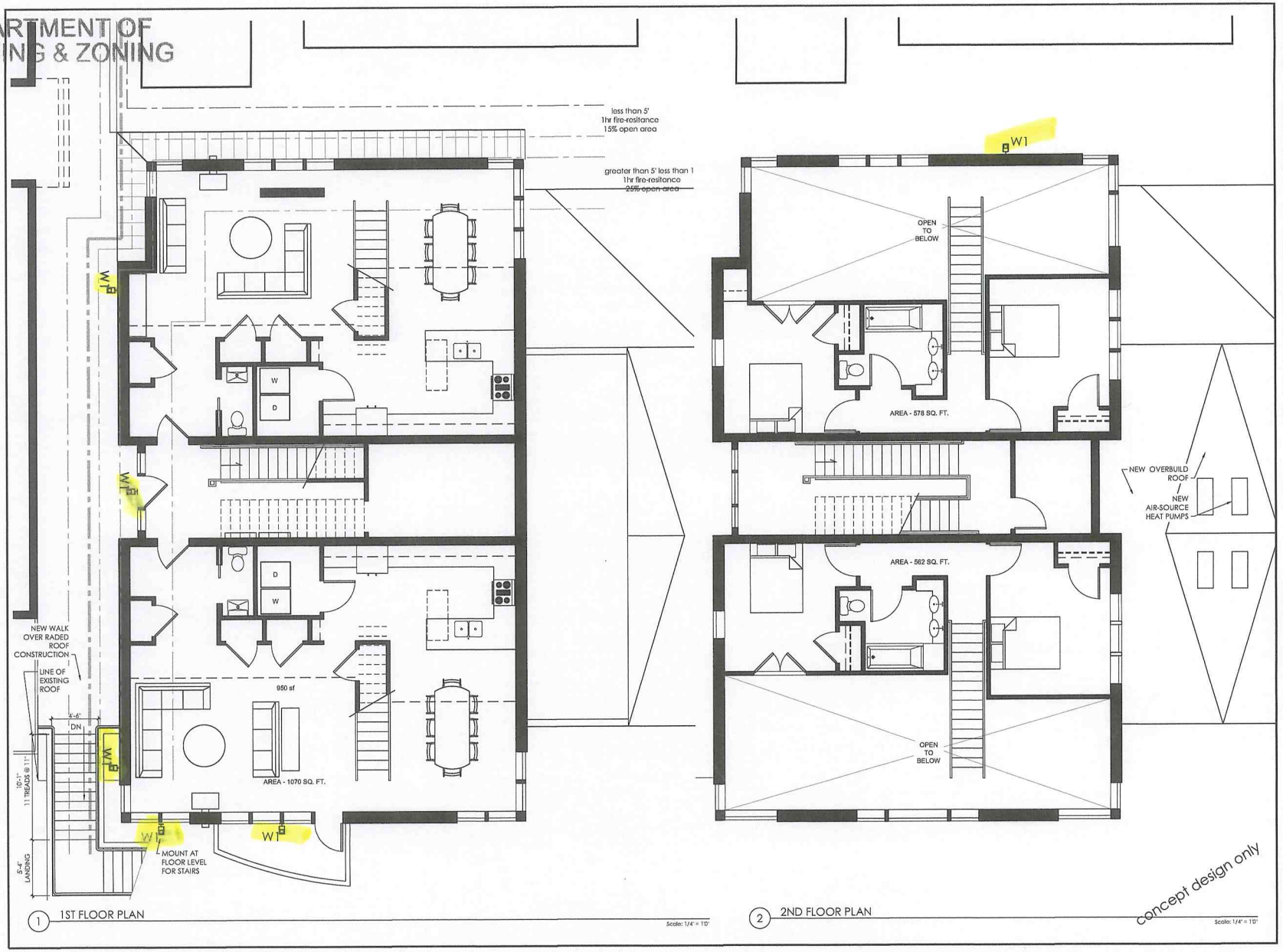
CONCEPT DRAWINGS

FLOOR PLANS

DATE: Jan. 28, 2014

A101

RECEIVED
JAN 28 2014
DEPARTMENT OF PLANNING & ZONING



Smith Buckley Architects
431 Pine Street, Suite 210
Burlington, Vermont 05401
(802) 540-0323

STRUCTURAL ENGINEER:
xxxxx
xxxxx

MECHANICAL AND ELECTRICAL ENGINEER:
-DESIGN BUILD-

THE FREEZER RENOVATIONS & ADDITIONS

HOOD PLANT APARTMENTS
193 S. WINOOSKI AVE.
BURLINGTON, VERMONT 05401

REV NUMBER	REV DATE	DESCRIPTION

CONCEPT DRAWINGS

FLOOR PLANS

SCALE: AS NOTED
DATE: Jan. 28, 2014

A100

W-1 Lighting

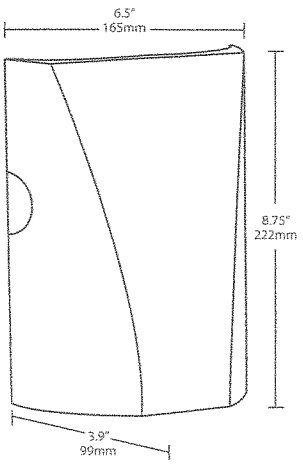
SLIM26N/PC

W-1

12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 lbs



LED Info

Watts:	26W
Color Temp:	4000K (Neutral)
Color Accuracy:	86
L70 Lifespan:	100000
LM79 Lumens:	2,111
Efficacy:	66 LPW

Driver Info

Type:	Constant Current
120V:	0.27A
208V:	N/A
240V:	N/A
277V:	N/A
Input Watts:	32W
Efficiency:	81%

Technical Specifications

UL Listing:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IP Rating:
Ingress Protection rating of IP66 for dust and water.

Photocell:
120V Photocell Included. SLIM26N/PC photocell is only compatible with 120V.

LED:
Multi-chip, long-life LED.

Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Driver:
Constant Current, Class 2, 100-277V, 50/60 Hz., 6KV surge protection, 720mA, 100-277VAC 0.4 Amps, Power Factor 99%.

THD:
12% at 120V

Input Watts:
32W.

Output Lumens:
2,111.

Cold Weather Starting:
The minimum starting temperature is -40°F/-40°C.

Ambient Temperature:
Suitable for use in 40°C (104°F) ambient temperatures.

Thermal Management:
Superior heat sinking with internal Air-Flow fins.

Housing:
Precision die-cast aluminum housing.

Mounting:
Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:
Up to 22 ft.

HID Replacement Range:
The SLIM26 can be used to replace 175W MH based on delivered lumens.

Lens:
Tempered glass lens.

Reflector:
Specular thermoplastic.

Gaskets:
High-temperature silicone.

Finish:
Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

ADA Compliant:
SLIM™ is ADA Compliant.

Dark Sky Approved:
The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Applications

SILBONIT ™ cladding sheets are specially designed for external cladding, semi-exposed & external lining applications. Applied on a ventilated fascade our fiber cement products are a strong, durable & lightweight material, which provides an attractive cost-effective solution for a wide variety of projects.

Composition

SILBONIT ™ cladding sheets belong to the new generation of asbestos free compressed & stabilized flat sheeting reinforced with mineralized cellulose fibers. The sheets are non-combustible & resistant to rot, fungus & vermin attack.

Color / Finish

SILBONIT ™ cladding sheets are available in many beautiful colors ranging from our "Natural" earth-tone to our "Treated" colors that resemble eggshell paint sheen. It is important to note that the non-uniformity along with fading of the color & the presence of little imperfections are considered a common characteristic of the product & is not a defect as the panels are like a natural stone & does not look like an artificial product with an unnatural surface. These characteristics do not constitute a warranty claim & will not be entertained as such. The sheet is through colored & has impermeability.

The general resistance of the sheet to airborne pollutants can be enhanced by using the "Treated" material. The treatment allows for an easily cleaned surface, & will help the sheets maintain their beauty for many years. The "Treated" sheets are coated with a UV polymerizing system, which also makes the sheet resistant to graffiti. The treatment greatly reduces the absorption & allows for an easily cleaned surface.

The ventilation equalizes the changes in pressures, which can be caused by gusts of wind, climate change, or drying of the panels, as well as ensuring humidity & condensation from both inside & outside the structure is able to escape.

Ash for most of the building w/ stone for the accents. -

Material Characteristics

Due to the nature of fiber cement products there will be variations in color as well as small imperfections ranging in size from a pin point to a dime. The color variations may be apparent within each board & from board to board. These characteristics mentioned above do not constitute a warranty claim & will not be entertained as such.

Sheet Sizes

The sheets are manufactured sizes of 4ft x 8ft & 4ft x 10ft. Our cutting service can fabricate the material to meet your project's specific needs. CBF reserves a tolerance +/- 1/8" cutting & +/- 3/16" of material squared tolerance.

Thicknesses

The panels weigh 3lbs per square foot for the 5/16" thickness.

Maintenance

SILBONIT ™ cladding sheets require no regular maintenance to uphold their stregnths, qualities & functions. When using our materials, please remove any dirt, dust, fingerprints, etc. from the face of the panel after fabrication & installation. Over time if the panels do happen to get dirty, a simple washdown with water & a mild detergent (Dawn dish soap) is usually sufficient.

SILBONIT™

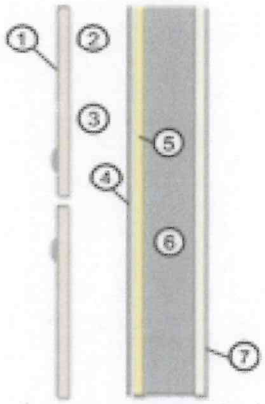
The Colors of Nature

The top row are the "Natural" colors & the bottom row are the "Treated" colors. The sheets are sanded so there is a slight grain that runs the length of the panels.

CBF
2148 S. 41st Street • Louisville, KY 40211 • 1-800-366-5378 • info@cbf11.com

Legend

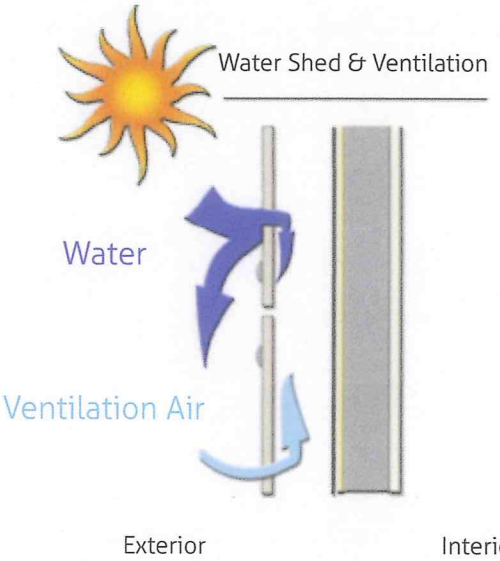
1. Cement Board
2. Air Gap
3. Vertical Furring
4. Membrane
5. Sheething
6. Interior Stud
7. Drywall



Climate Considerations*

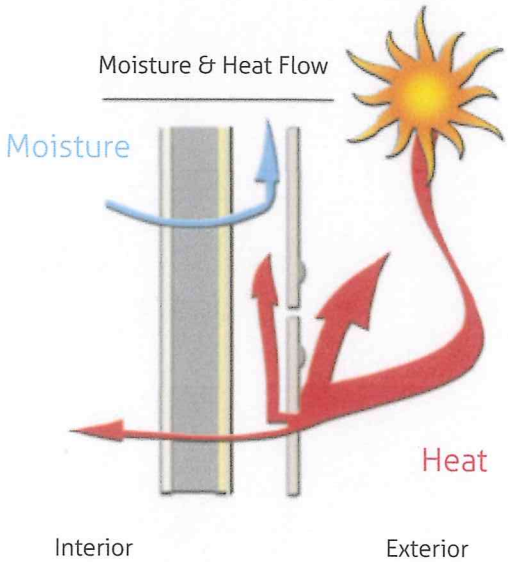
Proper functioning of the ventilated wall must be studied in relation to the building's design & the climatic conditions in which the building is located. Some materials will work better than others in certain regions, & it is the responsibility of the architect/ engineer to establish the proper materials for their specific project.

Summer



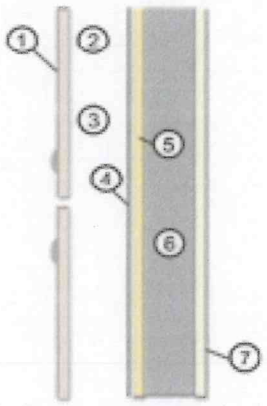
In the summer the ventilated wall is an exceptional reflector of solar radiation. The heat is accumulated on the surface layer & is not passed onto the underlying layers. The heat then escapes the wall thanks to the free-flowing air (The Fireplace Effect).

The air gap also helps to prevent the water from spreading inward to the underlying layers. Most of the water will run down the face of the material & most of what does get into the air gap will run down the back of the panel. The water will then evaporate & will be able to escape the wall thanks to the free-flowing air (The Fireplace Effect).



Legend

1. Cement Board
2. Air Gap
3. Vertical Furring
4. Membrane
5. Sheething
6. Interior Stud
7. Drywall

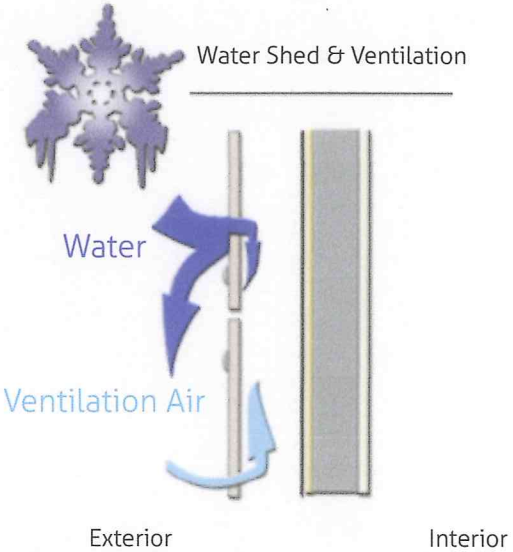


Exterior Interior

Climate Considerations*

Proper functioning of the ventilated wall must be studied in relation to the building's design & the climatic conditions in which the building is located. Some materials will work better than others in certain regions, & it is the responsibility of the architect/ engineer to establish the proper materials for their specific project.

Winter



In the winter the vapor pressure inside heated structures are usually higher than outside, this could lead to the transportation of partial vapor pressure through the outside wall. The moisture is then eliminated by the free flowing air through the cavity.

The air gap also helps to prevent the water from spreading inward to the underlying layers. Most of the water will run down the face of the material & most of what does get into the air gap will run down the back of the panel. The water will then evaporate & will be able to escape the wall thanks to the free-flowing air.